



**Howard County Department of Planning and Zoning**

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## TECHNICAL STAFF REPORT

## Village of Wilde Lake – Village Center Redevelopment

## Planning Board Meeting of April 15, 2013

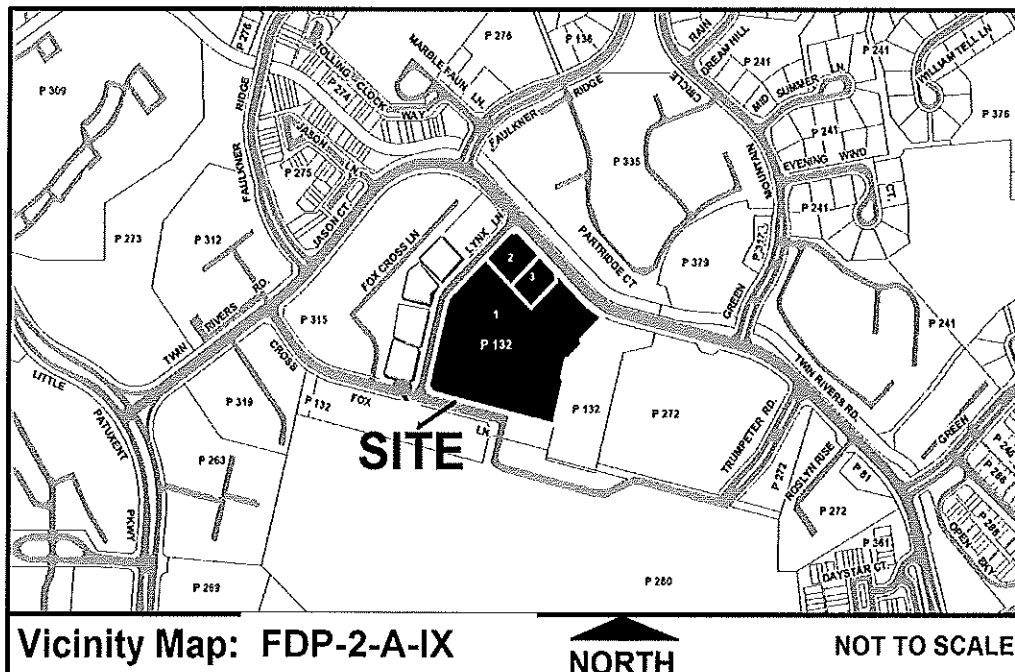
**Case No.:** FDP-2-A-IX

**Project Name:** Amended Final Development Plan, Village of Wilde Lake Sections 1, 2, 3, 4

Owner and Petitioner: Wilde Lake Business Trust, c/o Kimco Realty Corporation

Request: For Planning Board approval of a Final Development Plan (FDP), FDP-2-A-IX, which amends a previously approved Final Development Plan to accommodate the Major Village Center Redevelopment approved as part of the Amended Preliminary Development Plan/Zoning Board Case Number 1096M and Amended Comprehensive Sketch Plan SP-13-001/PB 397 and that revises the criteria to allow apartment uses in the Village Center and to adjust the bulk regulations, including setbacks and parking requirements for the Village Center. The FDP amendment is related to SDP-13-046.

**Recommendation:** The Department of Planning and Zoning recommends approval of Amended Final Development Plan Phase 2-A-IX to adjust criteria for the Village of Wilde Lake Major Village Center Redevelopment, subject to adequately addressing all remaining technical comments provided by the Subdivision Review Committee dated April 8, 2013.



**Location:**

The FDP encompasses the portion of the Village of Wilde Lake bounded on the south and east by Governor Warfield Parkway, to the east by Little Patuxent Parkway, to the south and west by Twin Rivers Road, to the west by Green Mountain Circle and to the north by adjoining NT and R-20 Zoning. FDP 2-A-IX also includes the Village Center. The amendments to this FDP are specific to the Village Center-Commercial area, which is a 7.245 acre site, located on the south side of Twin River Road and the north side of Cross Fox Lane, on the east side of Lynx Lane. The property is identified as Tax Map 29, Grid 24, Parcel 132, Lots 1-3. Please note that due to some site overlap with an associated Final Plan, the revised FDP on Sheet 12 shows that is part of FDP 39. Drafting comments included in SRC comments will request that the area covered under FDP 39 is better labeled on this sheet.

**Vicinal Properties:**

**North:** The site is bounded to the north by Twin Rivers Road. On the opposite side of Twin Rivers Road are apartments.

**South:** The south side of the site is bounded by Cross Fox Lane. On the opposite side of Cross Fox Lane is a Columbia Association outdoor tennis facility with 11 courts and a small support building.

**East:** The site is adjacent on the east to several Columbia Association facilities, including the Wilde Lake Interfaith Center, Slayton House, the Wilde Lake Courtyard, and the Wilde Lake indoor swim facility.

**West:** The site is adjacent on the west to Lynx Lane (now private). The commercial area opposite Lynx Lane is part of a related FDP amendment.

**I. Relevant Site History:**

- A. **Site Features:** The property subject to the proposed amendments to this FDP is currently improved as a retail center with substantial surface parking known of the Village of Wilde Lake Village Center. The site was developed with a grocery store building, which will be demolished as part of this plan, a retail/office buildings overlooking the adjoining Courtyard, a gas station (to be demolished), and a bank drive-thru building (to be demolished). There are no environmental features, historical, or cultural features on site. The Courtyard Buildings A and B will not be demolished, but will be updated, and the Courtyard will remain intact and expanded.
- B. Previously approved plans include ECP-13-003, ZB 1096M, SDP-94-045, SDP-93-087, SDP-87-011, SDP-85-204, SDP-72-083, SDP72-064, SDP-70-074, and SP-13-001.
- C. A Major Village Center Redevelopment Plan for the existing Wilde Lake Village Center and associated amendment to the Preliminary Development Plan was approved on July 20, 2012 as part of Zoning Board Case No. 1096M, as outlined in the associated Decision and Order dated July 9, 2012.
- D. As part of Zoning Board Case No. 1096M, two Pre-submission Community Meetings were held on June 4, 2010 and December 17, 2010 in accordance with Section 125.J.3a of the Zoning Regulations and Section 16.128 of the Subdivision and Land Development Regulations.
- E. As part of Zoning Board Case No. 1096M, the Design Advisory Panel (DAP) reviewed the proposal October 27, 2010 in accordance with Section 125.J.3.a of the Zoning Regulations and Title 16, Subtitle 15 of the County Code.
- F. The Comprehensive Sketch Plan (SP-13-001) was approved as part of a Public Hearing (PB 397) on December 6, 2012. The Decision and Order was signed January 17, 2013 and the originals received signature approval on February 27, 2013.
- G. A final plat associated with this amended FDP, F-13-064, is currently in review and will likely receive a technically complete.
- H. A site development plan, SDP-13-046, is being reviewed concurrent with this FDP amendment (and associated FDP-39-A-I). SDP-13-046 is approvable, requires approval by the Planning Board.

II. **Description and Purpose of the Proposed Final Development Plan Amendments:**

In accordance with the proposed Village Center Redevelopment, as described and approved by the Zoning Board in the amended Preliminary Development Plan (please see Attachment A) and the Comprehensive Sketch Plan (SP-13-001/PB 397), the follow criteria are to be amended within this FDP:

- A. **Allowed Use:** In *Section 7C-2, Employment Center Land Use – Village Center –Commercial, Apartments are added as an allowable use*. This proposed use is intended to increase density and viability within the Village Center as well as to encourage walkability. *Section 7B-1, Apartment Land Uses*, further defines that Apartment Use shall be permitted specifically in Section 4, Parcel C, provided no more than 250 dwelling units are proposed (in accordance with ZB 1096m).
- B. **Setbacks:** Several setbacks are adjusted within the Village Center – Commercial Area with this Amended FDP in order to accommodate the conceptual design approved as part of ZB 1096m, PB 397 and proposed on SDP-13-046:
- In *Section 6B-1, Apartment Land Use Area*, the following setbacks are *specific to proposed apartments within the Village Center*. Previously established setbacks remain for properties outside the Village Center.
    - Setback from Right of Way – Previously 30' for any apartment uses within the FDP area. FDP now states 0' from Public Right-of-Way for Apartments within the Village Center.
    - Setback from Property Line – Previously 40' for any apartment use within the FDP area. Amended FDP states 5' from any property line for Apartments within the Village Center, except that setbacks do not apply to lot lines internal to the Village Center.
    - Parking separation from building – For Apartment buildings within the Village Center, parking and associated drive lanes can be no closer than 10' from the apartment building to allow for adequate landscaping.
  - In *Section 6C-1, Employment Center Land Use Areas – Commercial*, the following setbacks are *specific to proposed commercial development within the Village Center*. Previously established setbacks remain for properties outside the Village Center.
    - Setback from Right of Way – Previously 30' for any commercial uses within the FDP area. FDP now states 25' from Public Right-of-Way for Commercial Development within the Village Center.
    - Setback from Property Line – none specified previously; none specified now.
    - Parking separation from right-of-way - Within the Village Center, parking and associated drive lanes may be 0' from any lot line or right of way.
- C. **Building Height:** There are no changes to building height criteria for either apartments or commercial buildings for this FDP. Apartment building maximum height remains at 100' (Section 8B-1) and there is no height limitation for commercial buildings in the Village Center (Section 8C-2).
- D. **Coverage:**
- Per *Section 12-B-1 and Section 6B-1 (#6) Apartment Land Use Areas*, previously established criteria allowed for a maximum 30% lot coverage for apartment buildings. The amended criteria exempts Village Center Apartments from the lot coverage, and allows 100% lot coverage for apartment buildings only within Village Center (the 30% previously established criteria still applies for apartments outside the Village Center).
  - Per *Section 12C-Commercial Land Use Areas*, there are no lot coverage maximums for commercial development either in the previously established criteria or in the proposed amended criteria.

E. **Parking:** The following changes are proposed for parking requirements within FDP-2-A-IX:

- **Section 9B-1: 1.25 spaces per residential dwelling unit** is proposed for apartments within the **Village Center** (1.5 spaces per dwelling unit is the previously established criteria, which will continue for apartments outside the Village Center).
- **Section 9C-1: 5 spaces per 1000 sf of restaurant** (standard and fast food). No parking specific to restaurants was previously indicated.
- **Parking for the Village Center may be reduced through the ULI Shared Parking model**, which shall be placed on the Site Development Plan, and ratios used in the Shared Parking model will be reviewed and approved by DPZ at SDP.

As requested as part of both ZB 1096m and PB 397, a comprehensive parking study was submitted to DPZ to evaluate the proposed parking ratios in relation to the proposed commercial square footage and number of residential units. The Zoning Board and Planning Board specifically requested additional analysis of the residential parking since the ratio proposed is less than the Zoning Regulations and the ULI. The ULI model encourages local jurisdictions to take regional variability into account when determining the most appropriate ratios to use by conducting peak-time parking counts for residential and commercial properties in the region.

**Commercial** - Three regional commercial projects owned by Kimco that share similar retail, restaurant and office components were thoroughly analyzed during peak parking hours (weekday and weekend). The parking study findings fully support the proposed office, retail and restaurant parking ratios. Each studied commercial center has less than 5 spaces per 1000 square feet of commercial space, and parking never reached close to maximum occupancy during the peak study periods. Wells and Associates believe this finding is consistent when adjusted for monthly or seasonal variations.

**Residential** - The traffic and parking expert evaluated two residential properties within the region with similar demographic and existing development characteristics to the Village of Wilde Lake (there were no similar mixed use projects in the region with similar low access to regional mass transit). The findings from the residential parking study are also consistent with the proposed 1.25 space per dwelling unit ratio. The two apartment projects selected for the study parked at 1.98/spaces per unit and 2.13 spaces/unit, which is higher than the ratio proposed within this FDP. However, neither exceeded 50% capacity at peak residential parking hours. Wells and Associates determined the actual parking was 1.31 spaces per unit, which is slightly higher than what is proposed for the apartments proposed for the Village Center. However, the studied residential sites were not part of a mixed use site and do not account for the ability to share spaces with the commercial center. **With 1.25 spaces per unit RESERVED exclusively for residential use, and the residences having access to commercial spaces for overflow and guest parking, DPZ is comfortable with the residential used to meet parking needs. Residents will also have access to secure bike lockers for indoor, long-and-short term bike storage, and a transit stop outside the residential building.**

Overall, DPZ supports the proposed parking ratios and accepts the parking needs study and ULI shared use analysis to provide adequate parking for all uses on the site without creating excessive impervious surface. For additional information regarding parking, please see the enclosed parking study and associated SDP-13-046.

III. **CONFORMANCE WITH FINDINGS AND CONCLUSIONS OF ZB1096m:**

The Findings of Fact outlined in the Decision & Order for ZB 1096m provided a detailed description of the existing site, conceptual layout of improvements, establishment of Village Center Boundaries, conceptual architecture, size operation and leasing, and a detailed overview of community input.


- Amended FDP-2-A-IX amends the development criteria for uses, setbacks, and parking within the Village Center boundaries to support conceptual site plan proposed with ZB 1096m.
- The FDP criteria establish a maximum of 250 residential units within the Village Center.
- DPZ is requesting in SRC comments that the minimum 85,000 sf of commercial leasing space is added to Section 7C-2 to ensure full consistency with the amended PDP.
- Parking was evaluated in a comprehensive parking study as requested by the Zoning Board

and the Planning Board and reviewed by the Department of Planning and Zoning.

- The criteria proposed within this amended FDP is consistent with the conceptual design and proposed criteria changes as proposed within ZB 1096m and PB 397. As discussed in PB 397, there are three minor inconsistencies between the criteria outlined in the amended PDP (1096m) and what is proposed in FDP-2-A-IX:
  - Lot coverage for apartments was indicated as a maximum 0% in the PDP. This is a typographical error and should read there is no maximum lot coverage for apartments in the Village Center.
  - Criteria language is added to state the 5' setback does not apply to property lines internal to the development to allow flexibility of development within the Village Commercial Center.
  - A proposed 15' parking and aisle setback from the building is reduced to 10' to be consistent with the conceptual design drawings included in the ZB 1096m.

**SRC Action:** The Subdivision Review Committee has recommended approval subject to the technical comments issued in the letter dated April 8, 2013.

**Recommendation:** The Department of Planning and Zoning recommends approval of Amended Final Development Plan Phase 2-A-IX to adjust criteria for the Village of Wilde Lake Major Village Center Redevelopment, subject to adequately addressing all remaining technical comments provided by the Subdivision Review Committee dated April 8, 2013.

  
Marsha S. McLaughlin, Director  
Department of Planning and Zoning

Staff Report prepared by: Jill Manion-Farrar

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**This file SDP-13-046 is available for public review at the DPZ Public Service Counter,  
Monday through Friday, 8:00-5:00pm**

**BOHLER ENGINEERING**

FDP-2-A-1X

Professional Engineering Services

901 Dulaney Valley Road, Suite 801, Towson, MD 21204  
Telephone (410) 821-7900 ♦ FAX (410) 821-7987**MEMORANDUM**

TO: Greg Reed

RE: Wilde Lake Village Center Redevelopment  
Zoning Regulation Comparison

FROM: Michael Gesell, CPESC

DATE: 6/13/12

CC: Geoff Glazer, Adam Volanth, P.E.

APPLICANT'S EXHIBIT NO. <u>20</u>
ZONING CASE NO. <u>1096<sup>M</sup></u> DATE <u>6-20-12</u>

Greg,

As discussed, below is a breakdown of the applicable current Final Development Plan (FDP) Criteria as shown on the Amended Final Development Plan Phase Two-A-VIII as recorded among the Land Records of Howard County as Plat 3054A 1789-1801 and the Proposed Preliminary Development Plan (PDP) Criteria as shown on the Preliminary Development Plan prepared by Bohler Engineering; Dated 11/30/11, last revised 4/9/12.

RegulationFDP CriteriaPDP Criteria**6. Permitted General Locations of Building and Structures****6B-1 Apartment Land Use Areas:**

1. Setback from Right Of Way	30-Feet	0-Feet
2. Setback from Property Line	40-Feet	5-Feet
3. Setback between buildings	90-Feet (Front to Front)	90-Feet
	90-Feet (Rear to Rear)	90-Feet
	90-Feet (Front to Rear)	90-Feet
	40-Feet (All other situations)	40-Feet
4. Parking separation from building	20-Feet	15-Feet
5. Lot or Project Coverage	30-Percent	30-Percent
6. Setback between Lots of Common Ownership	0-Feet	0-Feet

**6C-1 Employment Center Land Use Areas – Commercial**

1. Structure Setback from Right Of Way	30-Feet	25-Feet
2. Parking Setback from Right of Way	10-Feet	0-Feet

**7. Permitted Uses****7B-1 Apartment Land Use Areas**

1. Permitted Use	Not Permitted in Section 4	Permitted in Section 4
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**7C-2 Employment Center Land Use – Village Center – Commercial**

1. Uses Permitted	In B-1 District	In B-1 District
2. Uses Permitted	In B-2 District	In B-2 District
3. Uses Permitted	In SC District	In SC District
4. Permitted Use	N/A	Apartment Units

**8. Height Limitations****8B-1 Apartment Land Use Areas**

1. Building Height	100-Feet	100-Feet
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**3-2 Village Center – Commercial**

1. Building Height

No Limitation

No Limitation

**9. Parking Requirements**

**9B-1 Apartment Land Use Areas**

1. Parking Requirement

1.5 spaces/ Dwelling Unit

1.25 spaces/Dwelling Unit

**9C-1 Commercial Land Use – Village Center**

1. Parking requirement - Retail
2. Parking requirement - Office
3. Parking requirement – Restaurant
4. Shared Parking Requirement

5 spaces/1,000 SF of Net Leasable Area

3 spaces/1,000 SF of Net Leasable Area

None Specified

None Specified

5 spaces/1,000 SF of  
Net Leasable Area  
3 spaces/1,000 SF of  
Net Leasable Area  
5 spaces/1,000 SF of  
Net Leasable Area  
ULI chart per PDP

**12. Coverage Requirements**

**12B-1 Apartment Land Use Areas**

1. Coverage

30-Percent

30-Percent

**12C Commercial Land Use Areas**

1. Coverage

No requirement

No requirement